

DIVIDE PLANNING COMMITTEE
February 5, 2014
Mountain Memorial Funeral Home
51 County Road 5, Divide
(20 residents present)

Chair: Jim Irving
7:00pm-9:30pm

ALL MEETINGS ARE OPEN TO DIVIDE RESIDENTS
AGENDA

1. **Recap** meeting of January 29, 2014
 - a. Committee membership and roles
 - (1) Correction on Jan. 29 notes. The following are not interested to be on the DPC:
Deni Davidson, Holly DeMotts, Marcia DeMotts.
 - b. Applications and types
 - c. Bylaws and possible revisions to consider
 - d. Meeting schedules

2. **Pending text amendment application** overview presented by Deni Davidson.
 - a. She gave a very thorough slide presentation about the text application presented to Teller County. She stated that we are all a part of this community, and should be aware of the Plans that help direct land use. We all have responsibilities to each other and our properties to see that these Plans are followed. There was a description of the Plans and the Maps involved in the text amendment. A quote from Ben Franklin "if you fail to plan, you are planning to fail".
 - (1) A map amendment application requested by Colorado District of the Church of the Nazarene (Golden Bell Church and Conference Center) in May 2013 triggered the investigation of the term "Rural Resort". This request was to amend the designation in Appendix B: Divide Region Growth and Conservation Map of the Teller County Land Use Regulations to "Rural Resort". Three concerned families saw something they did not understand, so they asked: Why is this on the map? What does it mean? How does someone get it? What do you get when you have it? It took months, hundreds of hours, and hundreds of dollars to do their due diligence and research county records, the DRP, TC Master Plan, the LUR's, TC Planning Committee meeting tapes and transcripts, TC BoCC meeting tapes and transcripts. Many inconsistencies were found in these documents, but no reference to the term.
 - (2) Six planning regions were discussed as well as designated growth areas, conservation areas, limited growth areas, and rural life-style protection areas.
 - (3) The term has no definition, criteria, guidelines, reasons or benefits to have it.
 - b. It was asked why the group didn't go to the affected property owners first? This is an administrative change only, which takes nothing away and does not change the land zone. This is a County responsibility. The applicants attempted to speak to the Planning Department and County

Commissioners, and in addition sent information packets to the Commissioners. *The application was the last recourse.* All attempts to correct this were ignored. This is just a long overdue attempt to correct a nonexistent term. The application asks why something that is not understood, not defined is being referenced and applied to property without reasoning and an explanation for it. This has no place in 'planning' and land use without undermining confidence in the process. To do nothing would have allowed this to continue unchecked.

- c. The term just appeared on the Divide map. It is found only in Divide. It was not legislatively adopted.
- d. There was much discussion about the term, maps, and properties with the designation, properties adjacent to and in the surrounding areas. How does the designation on property affect the properties next to or in the same region? Nothing can be assumed or implied about the designation.
- e. It was noted that Bill Blackburn, the previous DPC Chair, misrepresented the DPC at the BoCC June 27, 2014 hearing. He resigned January 5, 2014.

3. How to proceed

- a. The objective is to write a letter to Planning Department prior to Feb 24.
- b. Refer to the Divide Regional Plan and all other regulatory documents to confirm support of this or not.
- c. There should be more transparency.
- d. It was suggested to go to the Planning Dept and BoCC meetings to see how they are run.
- e. People against the application requested additional time for more discussion.
- f. It was recommended for residents to submit their responses to the Chair, Jim Irving. Responses will be consolidated into a letter and submitted to the Planning Department.

4. Bylaw bylaw changes (1-29-14) carried forward:

- a. Jim recommended make bylaw request changes by highlighting sections or inserting changes with a different color text, and submit to him.
- b. Possible changes:
 - (1) Submit a written response to ALL applications from the county.
 - (2) Request the BoCC to make the DRP regulatory.
 - (3) A member of the committee must be a Divide resident (tax paying)
 - (4) Add all of the geographical areas of Divide.
(2-5-14)
 - (5) Signatures required (not just typed names) on referral letters.
 - (6) Letters are signed by all DPC members.
 - (7) Require a committee member to attend Plann. Dept. and BoCC meetings, and report to DPC meetings.

5. Next Meeting: Wednesday: February 12 7:00pm Mountain Memorial

6. Adjourn

